



MILL POOL HOUSE AND LAKESIDE BARN, PARK ROAD, OULTON, CW6 9BH



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

Mill Pool House and Lakeside Barn, Park Road, Oulton, CW6 9BH

UNIQUE RESIDENTIAL OPPORTUNITY IN STUNNING RURAL SETTING

A most impressive detached house extending to over 3,300 sq ft with well appointed accommodation throughout. In addition a converted two storey barn providing outstanding accommodation extending to just over 3,000 sq ft.





Excellent views across the Mill Pool can be enjoyed from the property along with the surrounding countryside being visible throughout. Mill Pool House and Lakeside Barn is a rare opportunity to acquire two distinct homes within the same setting ideal for those who have a requirement for such accommodation or perhaps a larger family wanting to benefit from this unique set of buildings. The principal house has been converted by the current owners to an excellent standard offering extensive accommodation set across two storey's with fantastic views to be enjoyed over the Mill Pool.

The accommodation opens with an entrance hall which in turn opens up into the boot room, cloakroom, snug/office and to the more commonly used living spaces to the Mill Pool side of the house. The kitchen, breakfast room and living room have been intentionally designed to offer an open plan experience with views to be enjoyed across the Mill Pool due to the extensive windows that have been placed by the current owners. These rooms have

been appointed to the highest standard with excellent kitchen facilities as well as ample seating space. The snug/office is positioned just off the breakfast kitchen and the hall and provides further accommodation that could be positioned readily just off the hall.

At first floor level there are three bedrooms all of an impressive scale, particularly the master bedroom which has a balcony, two dressing rooms and a substantial en-suite bath and shower room. Bedroom two has its own en-suite shower room whilst bedroom three has a large walk through dressing area which could easily be converted to an en-suite should future purchasers be interested in doing so.

Across the courtyard is Lakeside Barn which is a spacious and modern barn conversion of impressive proportion and with extensive and versatile accommodation.



There is an entrance lobby which due to its current usage as a culinary school provides an extensive entrance space but could easily be used on a more residential basis. From here leads into the snooker room and dining room which are of an impressive open plan space extending to over 36ft in length and due to its space and layout a potential purchaser could use this in multiple different ways. Access can be granted from here into the kitchen/breakfast room which is also of an impressive scale with high specification kitchen fittings.

To the alternate side of the barn is the gym, hot tub room and a treatment room which have been orientated in this way to suit the current owner's requirements and there is ample opportunity to adjust the accommodation to suit.

The first floor level within the barn is a further living room elevated to enjoy excellent views and separating two bedrooms with their own en-suite shower rooms and excellent views, both have been designed to function as bed and breakfast rooms due to their excellent space and design.

Externally the property is accessed via a central courtyard which splits the main house and the barn and from here access can be granted to the garage which is attached to Lakeside Barn but could be used by both or either property depending on how it is required. The gardens to the side of the main house lead to the Mill Pool which is a beautiful and indeed private lake in which uninterrupted views can be enjoyed from the house. In addition to this a sunken landscaped pond area is positioned to the side of the house and parts of the Lakeside Barn overlook this. The house is surrounded by both the Mill Pool and adjoining countryside and offers attractive country living whilst being within striking distance of local commercial centres.

Such is the versatility of the property that a plethora of potential uses can be envisaged and it is a unique opportunity to purchase two properties within the same title with extensive accommodation. Please contact Robert Reed or Jonathan Spencer if you need further information.



LOCATION

The house is only a short drive away from the Georgian High Street of Tarporley - one of Cheshire's most highly regarded villages that boasts a diverse selection of amenities including a community centre, tennis courts, convenience stores, fashion boutiques, cafes, restaurants, public houses, doctors' surgery, dentists, three Churches and a very extensive bus route.

The village is also renowned for its excellent educational facilities with Tarporley Primary School and Tarporley High consistently maintaining a strong reputation. Those seeking a wider choice of schools will find ample provision by virtue of the Grange School in Hartford and in Chester with the impressive choice of Kings, Queens and Abbeygate.

The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canals and the outstanding Sandstone Ridges of Cheshire. Wonderful walks are provided via the

Whitegate Way, Sandstone Trail and all around Tarporley village.

Whilst the area is renowned for its outstanding natural beauty, the house also offers an excellent base for the business traveller. In terms of road links, there are extensive connections to the M56, M6 and M53. The A49, A51 and A55 all link to key areas of commerce and interest.

With regards to railway services, there are stations at nearby Hartford, Cuddington, Delamere, Frodsham, and Chester. All operate on either the Chester – Manchester or Liverpool to London lines. Fast connections can be enjoyed at Crewe railway station, with the service to London taking just over 90 minutes.

Two international airports are located within 45 minutes drive – Liverpool John Lennon International Airport and Manchester International Airport.



ENTRANCE HALL

17' 0" x 11' 4" (5.18m x 3.45m)

CLOAKROOM

BOOT ROOM

LAUNDRY ROOM

9' 3" x 6' 7" (2.82m x 2.01m)

UTILITY

11' 7" x 9' 4" (3.53m x 2.84m)

BOILER ROOM

7' 8" x 6' 3" (2.34m x 1.91m)

SNUG/OFFICE

18' 11" x 15' 1" (5.77m x 4.6m)

KITCHEN/BREAKFAST ROOM

27' 6" x 19' 11" (8.38m x 6.07m)

LIVING ROOM

23' 11" x 18' 5" (7.29m x 5.61m)



FIRST FLOOR

LANDING

BEDROOM ONE

17' 6" x 14' 6" (5.33m x 4.42m)

DRESSING ROOM ONE

DRESSING ROOM TWO

17' 7" x 9' 5" (5.36m x 2.87m)

EN-SUITE BATHROOM

BEDROOM TWO

11' 11" x 9' 7" (3.63m x 2.92m)

BEDROOM THREE

18' 0" x 15' 2" (5.49m x 4.62m)





LAKESIDE BARN

ENTRANCE LOBBY

19' 4" x 9' 3" (5.89m x 2.82m)

KITCHEN/BREAKFAST ROOM

18' 0" x 18' 0" (5.49m x 5.49m)

DINING ROOM/SNOOKER ROOM

36' 6" x 17' 8" (11.13m x 5.38m)



GYM

19' 0" x 17' 8" (5.79m x 5.38m)

HOT TUB ROOM

TREATMENT ROOM

7' 10" x 5' 2" (2.39m x 1.57m)

GARAGE

27' 8" x 18' 1" (8.43m x 5.51m)





FIRST FLOOR

BEDROOM ONE

17' 9" x 16' 2" (5.41m x 4.93m)

LIVING ROOM

20' 4" x 17' 10" (6.2m x 5.44m)

BEDROOM TWO

17' 11" x 12' 6" (5.46m x 3.81m)

EN-SUITE BATHROOM

EN-SUITE BATHROOM





SERVICES

We understand that mains water, electricity, oil central heating and private drainage are connected.

VIEWING

Viewing by appointment with the Agents Tarporley office

TENURE

We believe the property is freehold tenure

ROUTE

From the Agent's Tarporley office continue along the High Street in the direction of Nantwich until reaching the petrol station on the left hand side. Take a left turn along Eaton Road and continue until passing Cobblers Cross Lane on the left hand side and continue straight on towards Eaton Village. Upon reaching a T junction turn left and continue through Eaton until reaching a fork in the road. Take a right hand turn down towards Oulton, follow the road around until passing the Mill Pool on the left hand side where the property can be found on the left hand side clearly marked by a Wright Marshall for sale board.

Millpool House, Park Road, Oulton, Tarporley

Approximate Gross Internal Area

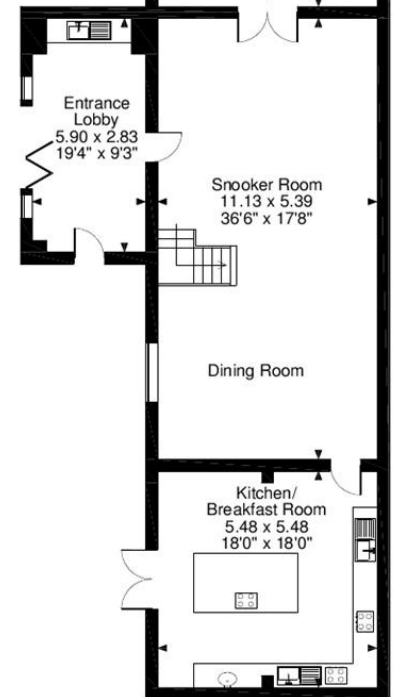
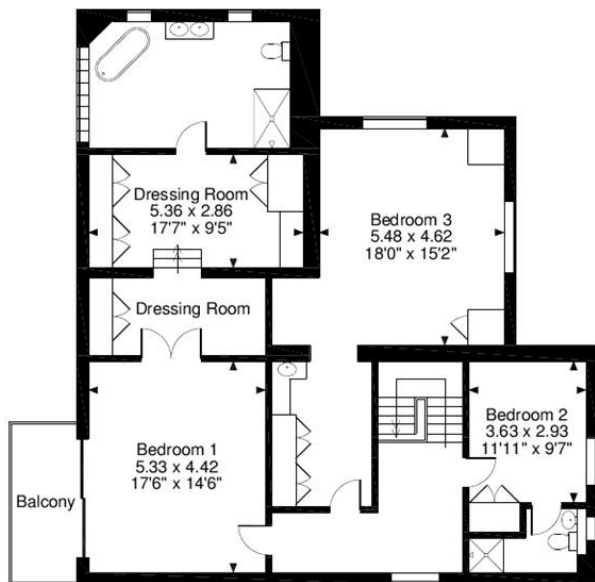
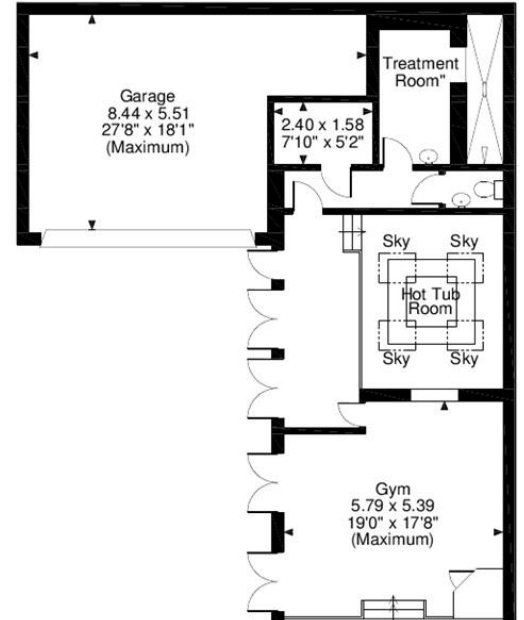
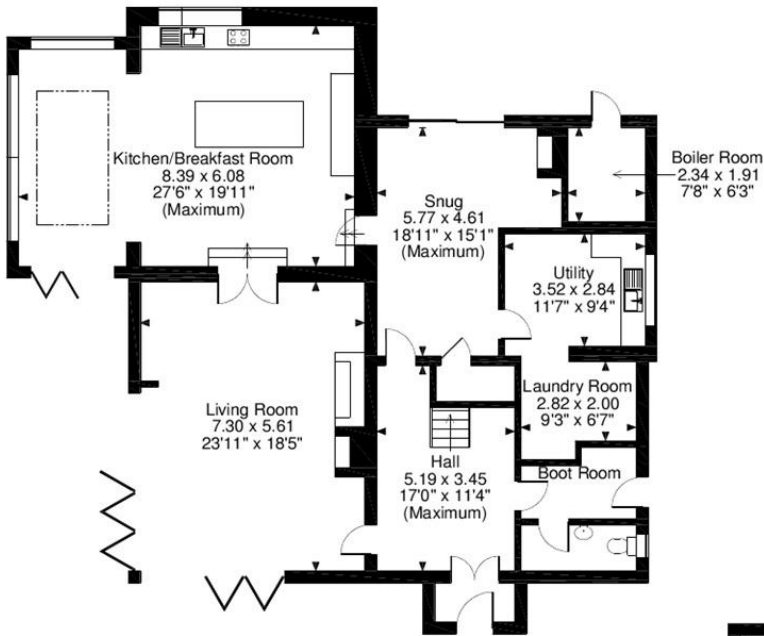
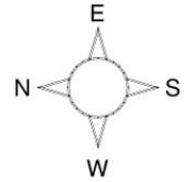
Main House = 3318 Sq Ft/308 Sq M

Garage = 409 Sq Ft/38 Sq M

Barn = 3038 Sq Ft/282 Sq M

Boiler Room = 50 Sq Ft/5 Sq M

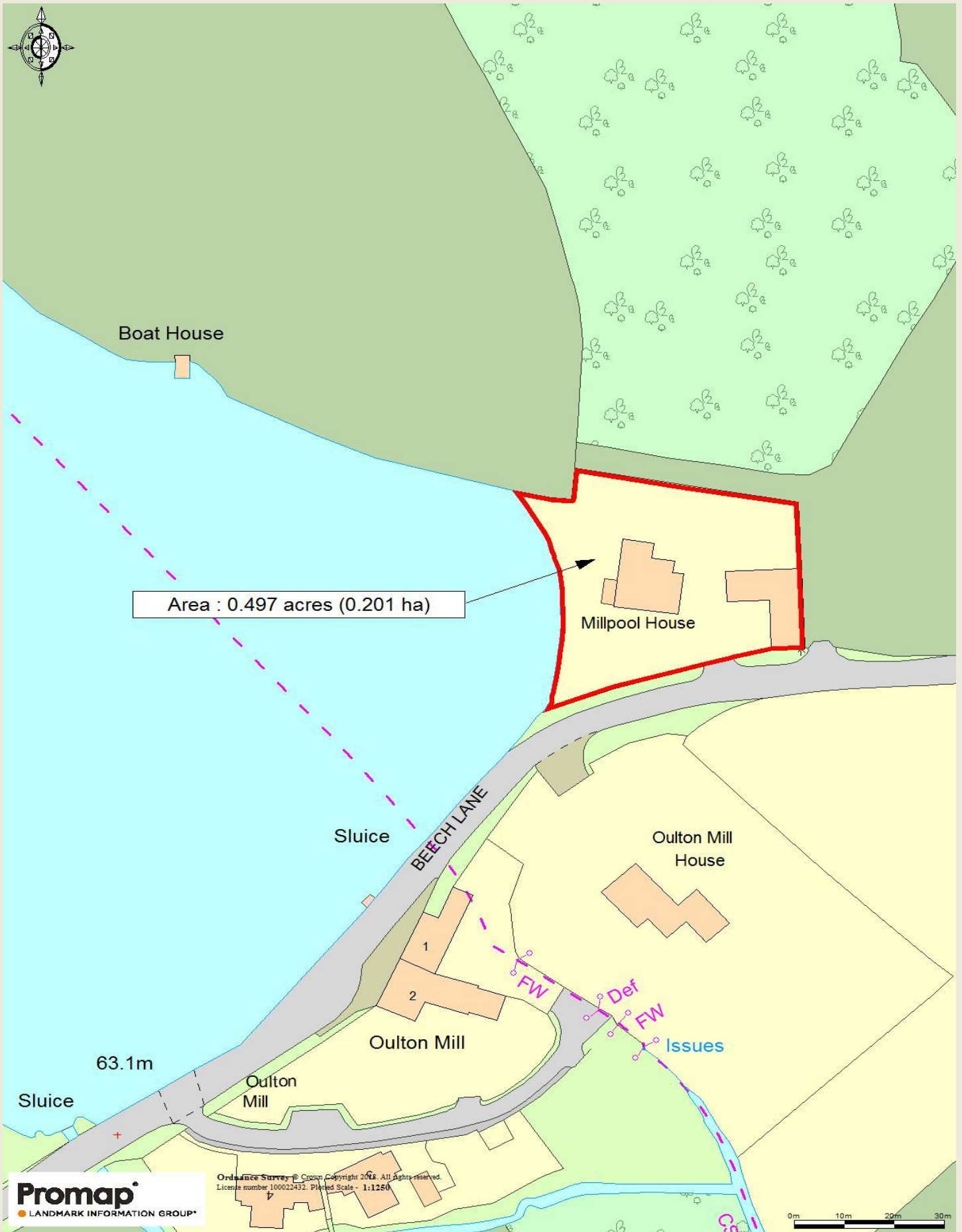
Total = 6815 Sq Ft/633 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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